

MINUTES  
CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD  
OCTOBER 4, 2021  
ZOOM MEETING

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met on the above date at 5:30 p.m. via a ZOOM meeting. Upon roll call, the following responded:

Present:

Steve Lichtenfeld, Chairman  
Ira Berkowitz, Aldermanic Representative  
Helen DiFate  
George Hettich  
Carolyn Gaidis

Also in Attendance:

Susan Istenes, Director Planning & Development  
Annisa Kumerow, Principal Planner  
Stephanie Karr, City Attorney

Steve Lichtenfeld, Chairman welcomed everyone to the meeting.

OLD BUSINESS

**448 EDGEWOOD DR – ARCHITECTURAL REVIEW BOARD – EXTERIOR ALTERATION**

The applicant was not present.

NEW BUSINESS

**8140 KINGSBURY BLVD – ARCHITECTURAL REVIEW BOARD – ACCESSORY STRUCTURE**

Annisa Kumerow summarized the staff report.

Mike Thompson, Architect, was present.

Mike Thompson added to the staff report that the proposed garage matches the style and materials of the house.

Steve Lichtenfeld – asked why the garage has an extended roof.

Mike Thompson – to provide coverage for a BBQ area.

Steve Lichtenfeld – asked if the turnaround between the garage and house is large enough to be functional.

Mike Thompson – it would depend on the size of the vehicle.

Steve Lichtenfeld – asked if the drainage for the new garage would be the same as the drainage for the old garage.

Mike Thompson – yes.

Carolyn Gaidis – asked why the new garage looks larger than the old garage.

Mike Thompson – it is roughly the same size.

Steve Lichtenfeld – the larger appearance is due to the extended roof line.

Helen DiFate – asked how the stucco board would be jointed.

Mike Thompson – responded, same as on the house, 1 x 4 trim.

Helen DiFate – the 16 ft garage door will help make the turnaround functional.

Ira Berkowitz – asked how the old garage was demolished without approval.

Mike Thompson – demolition tried to remove a hot tub from behind the old garage but clipped the corner of the garage and it partially collapsed. The decision was made to pull the garage down rather than leave it.

Ira Berkowitz – asked if there was no consideration for coming back to this board for demolition approval.

Mike Thompson – paperwork was already submitted for demolition but had not been approved.

Ira Berkowitz – the permit should have been applied for and completed before demolition.

Carolyn Gaidis – voiced concern that a precedent is being set for demolition without a permit when an accident occurs.

Hearing no further questions or comments from the Board and hearing no comments from the audience, Carolyn Gaidis, made a motion to approve the plans as submitted. Ira Berkowitz seconded the motion. The motion was unanimously approved by the Commission.

**132 N. MERAMEC AVE – ARCHITECTURAL REVIEW BOARD - EXTERIOR ALTERATION**

The applicant was not present.

**OTHER BUSINESS**

Bob Denlow' s presentation on Land Use Code was tabled for a future meeting.

Annisa Kumerow made a presentation on Chapter 400 Article II- City Plan Commission.

Hearing no further questions or comments on the presentation of Chapter 400 Article II, Ira Berkowitz moved to table Old Business item 1 and New Business item 2 for a future meeting. Carolyn Gaidis seconded the motion. The motion was unanimously approved by the Commission.

Meeting adjourned at 6:11 p.m.